

## Regular Council

April 14

25

The regular meeting of the Waterville Council was called to order by Mayor Tim Pedro at 7:30 p.m. in the Council Chambers of the Waterville Municipal Building.

The prayer was offered by Mr. Garver. The Pledge of Allegiance was then recited and led by resident Patrick McColley.

Present at roll call were Mary Duncan, Todd Borowski, Anthony Garver, Tim Pedro, Wayne Wagner and John Rozic.

Mayor Pedro made a motion to excuse the absence of Mr. Bruno. Mrs. Duncan seconded the motion, which passed by a unanimous voice vote.

Also present this evening was Jon Gochenour, Municipal Administrator; Kati Tharp, Law Director; Steve Schult, Treasurer and Jeni Malaczewski, Recording Secretary.

### Citizens Present:

Please see Citizens' Sign-In Sheet, Exhibit A, Page 1 for a list of people present.

### Approval of Minutes

Mr. Borowski moved to approve the minutes of the March 24, 2025 Regular Council meeting. Mr. Graver seconded the motion, which passed by a unanimous voice vote with Mr. Wagner abstaining.

### Citizens Comments

Dave Weber, 4902 Rudgate Blvd., Toledo, Ohio, gave an update on the possible delay of the demolition of the Roche de Boeuf Bridge by the Ohio Department of Transportation.

Matt Harrell, 1457 Southridge Dr., asked to be considered to fill the City Council vacancy upon the resignation of Councilman Garver on May 13, 2025.

### Staff Reports

Administrator: Jon Gochenour

- Approximately 106 residents met with the Lucas County Auditor at the March 26 "Open House" held at the Municipal Building to discuss their recent property tax revaluations.
- The Parks and Recreation Committee will hold a special meeting on May 6 at 7 p.m. to begin discussions on the creation of a new City "comprehensive plan" for City parks.

Law Director: Kati Tharp

- No Report.

Finance Director:

- Mr. Gochenour reviewed information from the February 2025 Month End Finance Report highlighting fund balances, investments and income tax revenues.

Treasurer: Steve Schult

- Reviewed details from the February 2025 Month End Treasurer's Report.

### Communications from Council Members/Committees

Mrs. Duncan

- Attended the Waterville Easter Egg Hunt. Mrs. Duncan thanked everyone who helped.
- Stated the annual Fallen Timbers Cemetery District joint meeting will be held at 6 p.m. on May 12, 2025 at the Waterville Municipal Building.

## Regular Council

April 14

25

Mr. Borowski

- Stated that on April 16, members of the Tree Commission will be attending the Tree City USA Awards in Bowling Green, Ohio.

Mr. Garver

- No Report

Mr. Wagner

- No Report

Mr. Rozic

- Attended Public Safety Committee on April 3. At this meeting, the Committee discussed the plans for a new senior living facility in Waterville Township which will generate additional calls for the Waterville Fire Department.

Mayor Pedro

- Thanked Terri Massucci, the businesses and all the volunteers that helped with the April 12 Waterville Easter Egg Hunt.
- Spoke with the owner of the former Sunoco station about other potential options for that location. As well as possible improvements that can be made.
- Stated the inclusive park plans are in the design phase.

### NEW BUSINESS:

- A. ORDINANCE 02-25 AN ORDINANCE AMENDING PART THREE OF THE CODIFIED ORDINANCES OF THE CITY OF WATERVILLE, SCHEDULE V OF THE TRAFFIC SCHEDULES, RESTRICTED OR PROHIBITED PARKING ON SOUTH THIRD STREET NEAR LOCUST STREET

First Reading Scheduled for April 14, 2025; Second Reading Scheduled for April 28, 2025; Third Reading, Public Hearing and Legislative Action scheduled for May 12, 2025

This Ordinance would establish a new no parking area along the west side of South Third Street from approximately 120 S. Third Street south to Locust Street. The proposed new no parking area would extend the current no parking area which exists on the west side of S. Third Street between Locust Street south to Mount Vernon Drive. The planned new no parking area is necessary to ensure that large vehicles, such as fire or delivery trucks, can safely travel through this portion of S. Third Street while cars are parked on the east side of the street. At their April 3, 2025 public meeting, it was the recommendation of the Public Safety Committee to extend the existing no parking area on the west side of the street from Locust Street north approximately 335 feet north to 120 S. Third Street. This is the first reading of this ordinance.

- B. RESOLUTION 14-25 A RESOLUTION AUTHORIZING THE OHIO DEPARTMENT OF TRANSPORTATION TO COMPLETE PAVEMENT REPAIRS TO PORTIONS OF U.S. 24 WITHIN THE CITY OF WATERVILLE

On certain types of federally funded construction projects, the Ohio Department of Transportation (ODOT) is required to obtain the City's "consent" or agreement to complete planned construction projects within the corporation limits of the City of Waterville. This Resolution grants the City's approval for ODOT to complete concrete pavement repairs to portions of U.S. 24 located within the City. ODOT will assume 100% of the cost of this improvement project and no financial contribution is being requested from the City.

## **Regular Council**

**April 14**

**25**

Mrs. Duncan moved to adopt Resolution 14-25. Mr. Borowski seconded the motion, which passed by unanimous voice vote.

### **C. RESOLUTION 15-25 A RESOLUTION AUTHORIZING PARTICIPATION IN THE OHIO DEPARTMENT OF TRANSPORTATION CONTRACT FOR ROAD SALT AWARDED IN 2025**

The City has participated in the Ohio Department of Transportation's Cooperative Purchasing Program for the purchase of road salt since 2009. This arrangement has worked very well for the City by minimizing the unit price paid for road salt and by providing a degree of stability to the availability of salt. Starting in 2016, ODOT modified the program and now characterizes it as local participation in the ODOT purchase contract rather than the Cooperative Purchasing Program. This Resolution would authorize participation in the ODOT contract for 2025.

Mr. Borowski moved to adopt Resolution 15-25. Mr. Rozic seconded the motion, which passed by unanimous voice vote.

### **D. RESOLUTION 16-25 A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH KAUFMAN ENGINEERED SYSTEMS/LCR INVESTMENTS**

Kaufman Engineered Systems/LCR Investments has submitted a "Community Reinvestment Area (CRA) Application" for a tax incentive to add a 52,205 square foot building addition to their current 66,000 square foot, light industrial manufacturing facility located at 1260 Waterville Monclova Road. The proposed CRA agreement would grant a 100% real property tax abatement on the new building addition for a period of 10 years. The project is estimated to result in the creation of approximately 16 full-time jobs over the next 3 years with an estimated additional payroll of \$1,055,000 per year. Kaufman currently employs approximately 134 employees in Waterville in the three buildings owned by the company on Waterville Monclova Road. As part of the agreement, the Anthony Wayne and Penta County school systems will receive payments from the company to compensate them for 100% of the taxes being abated under this agreement.

Mrs. Duncan moved to adopt Resolution 16-25. Mr. Wagner seconded the motion, which passed by unanimous voice vote.

### **E. RESOLUTION 17-25 A RESOLUTION AUTHORIZING A JOBS CREATION GRANT FOR KAUFMAN ENGINEERED SYSTEMS/LCR INVESTMENTS**

As an additional incentive recognizing their decision to expand their facilities and to create additional jobs in the City of Waterville, Kaufman Engineered Systems/LCR Investments is eligible to participate in the City's "Job Creation Grant" program. Under this program, Kaufman would be eligible to receive a payment equal to 25% of the new payroll tax receipts resulting from their building expansion received by the City over the next three years. In their application, Kaufman anticipates the creation of approximately 16 new, full-time jobs with an estimated new payroll of \$1,055,000 per year. Established in 1946, Kaufman Engineered Systems is a leading designer and manufacturer of production line automation equipment and is one of the City's largest employers.

Mrs. Duncan moved to adopt Resolution 17-25. Mr. Rozic seconded the motion, which passed by unanimous voice vote.

## Regular Council

April 14

25

### Executive Session

Mr. Rozic made a motion to move into Executive Session for Consideration of a Matter per ORC 121.22(G)(2): Purchase or Sale of Property for Public Purposes at 8:17 p.m.

Mr. Wagner seconded the motion.

Roll Call: Mayor Pedro – yes, Mr. Garver – yes, Mrs. Duncan – yes, Mr. Borowski – yes, Mr. Wagner – yes and Mr. Rozic – yes. The motion passed unanimously.

### Return to Regular Session

Mr. Wagner made a motion to come out of Executive Session and resume the regular Council meeting at 10:04 p.m. Mr. Garver seconded the motion which carried by unanimous voice vote.

### Other Business

None

### Adjournment

There being no further business to come before Council, Mr. Wagner made a motion to close the meeting at 10:05 p.m. Mr. Garver seconded the motion, which passed by a unanimous voice vote.

---

Jon D. Gochenour, Clerk of Council

---

Timothy G. Pedro, Mayor